

# \$524,999 - 9426 95 Street, Edmonton

MLS® #E4430535

## \$524,999

3 Bedroom, 2.00 Bathroom, 850 sqft  
Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

Situated on a quiet, tree-lined street in the heart of Bonnie Doon, this spacious and well-maintained home offers incredible potential for homeowners, investors, or developers alike. Set on a generous 57 ft by 89 ft lot with small-scale residential zoning, the property presents excellent development opportunities. Inside, you'll find 3 bedrooms, 2 bathrooms, 2 kitchens, and 2 fireplaces—perfect for extended family living or future suite possibilities. Large windows throughout fill the home with natural sunlight, complemented by new flooring and windows in select areas. Just moments from the LRT, Bonnie Doon Mall, downtown Edmonton, and the city's beautiful ravine trail system, this property is ideally located in one of Edmonton's most desirable and connected neighborhoods.

Built in 1944

### Essential Information

MLS® #	E4430535
Price	\$524,999
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	850
Acres	0.00



Year Built	1944
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	9426 95 Street
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 3X3

### **Amenities**

Amenities	See Remarks, Vacuum System-Roughed-In
Parking	Over Sized, Parking Pad Cement/Paved, Single Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Picnic Area, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**School Information**

High                      École Maurice-Lavallée

**Additional Information**

Date Listed              April 10th, 2025

Days on Market        73

Zoning                    Zone 18

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